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New Jersey Schools Development Authority  
Office of Procurement  
32 East Front Street  
Trenton, NJ 08625  
Phone: 609-858-2915

**DATE:** March 8, 2021

**PROJECT:** EP-0113-M01 – Paterson PS #5 – Construction Management Services

**DESCRIPTION:** Addendum #1

This addendum shall be considered part of the Request for Qualifications and Proposals (“RFQ/RFP”) issued in connection with the above-referenced project. Should information contained within this Addendum conflict with the RFQ/RFP, this Addendum shall supersede the relevant information in the RFQ/RFP.

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**A. CHANGES TO THE PROCUREMENT PROCESS:**

**1. Notice regarding Interviews and Bid Opening**

- a. NOTICE:** The tentative date for the Construction Manager interviews is April 8, 2021. Due to Executive Order COVID-19 State of Emergency precautions, the interviews will be conducted via video conferencing. The interview details will be communicated to the shortlisted firms, as determined by the Selection Committee.
- b. NOTICE:** Due to Executive Order COVID-19 State of Emergency precautions, the bid opening will be conducted via video conferencing on April 12, 2021 at 2:00 PM Eastern Time at which time the sealed Price Proposals will be opened and the Total Compensation Amount price submitted by each interviewed firm will be read. Information for participation in the video conferencing will be issued to each interviewed firm and posted on the NJSDA website at a later date.
- c. NOTICE:** For the foreseeable future, the NJSDA office is operating on a limited in-person schedule, open only on Mondays, Wednesdays and Fridays (barring holidays) from 9:00 AM to 11:00 AM for the receipt of packages and hand deliveries. Please plan all submissions accordingly.

**B. CHANGES TO THE PROCUREMENT DOCUMENTS:**

NOTE: Additions are shown in **bold and underline** text; deletions are shown in ~~*strikethrough and italics*~~.

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## 1. Modifications to the Advertisement, Request for Proposals and Associated Documents

- a. Not applicable.

## 2. Modifications to the Agreement

- a **MODIFY:** In Section 1.0 Definitions, modify 1.18 as follows:

“Close-Out Services Amount” means the Specified Sum, ~~amounting to three times the CM’s Monthly fee~~ **that is GREATER THAN or EQUAL TO the value of one month of the Monthly Fee** for Construction Phase Services, that was included in the price proposal and which is intended to fully compensate the CM for such services.

## C. BIDDER’S QUESTIONS, REQUESTS FOR INFORMATION AND RESPONSES:

1. Question: What is the status of asbestos in the building, specifically in the existing roof deck, roofing mastic, caulk around the windows, and any transite soffit panels? Was any asbestos testing done to identify areas of the building that main contain asbestos that will impact the contractors work?

Answer: Asbestos testing was performed for the project scope of work, including the areas in question. The results of those tests are detailed in the construction contract documents

2. Question: If there is work going on during the day and in the evening are we able to split the coverage onsite with the Office Engineer and the Onsite Construction Manager to cover both shifts individually?

Answer: Yes. This is expected for the Phase 1 work.

3. Question: The RFP requires the CM to eventually include a CPM Schedule Reviewer on the project team. The RFP does not specify the number of schedule review we are to do. Are we to assume a monthly schedule review only to be incorporated into the monthly report or is the NJSDA looking for bi weekly schedule reviews? Please advise the frequency required so we can account for their time in our fee proposal.

Answer: Refer to sections 4.5.10 and 4.5.11 of the Agreement for a description of the CPM Schedule Reviewer’s responsibilities and duties. Refer to Specification Section 01310 of the General Construction Contract for GC schedule submission requirements.

4. Question: What is the estimated construction value of the project??

Answer: The General Construction procurement package was advertised at \$6.5 Million to \$7.5 Million.

5. Question: Is the Similarly Sophisticated Project Experience of a subcontractor acceptable to meet evaluation criteria?

Answer: No. The responding firm submitting the proposal will be evaluated on the basis of case studies demonstrating its own experience performing in the role of Construction Manager on similarly sophisticated projects. A Technical Proposal

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based on a firm's experience providing construction management services in a subconsultant role is not responsive to the requirements of the RFP.

6. Question: Is the office engineer expected to work full-time on site or can it be a remote position?

Answer: The Office Engineer is required to be on site full-time.

7. Question: For the case studies, must the respondent have served as the prime consultant on the projects or is it acceptable for us to have provided CM services as a subconsultant?

Answer: The RFP provides, at section 2.1, that "the case studies shall describe projects completed within the past seven (7) years, for which the Firm served as the Construction Manager". Case studies demonstrating a firm's experience providing construction management services in a subconsultant role is not responsive to this requirement.

8. Question: Should the case studies be from the respondent only or should we also include case studies from our subconsultants?

Answer: The case studies submitted must demonstrate the experience of the responding firm submitting the proposal.

9. Question: The Basis of Award (RFP Section 1.2) lists "technical proposal" as one of the evaluation factors but the RFP does not appear to request a description of our technical approach to the project. Should we include a technical approach in our submission and if so, in which section?

Answer: No. The RFP does not include a requirement for a "technical approach." The RFP indicates that firms will be evaluated on the basis of submissions in support of the "Firm's CM Experience on Similarly Sophisticated Projects"; "Staffing Proposal" and "Key Team Members' Experience on Similarly Sophisticated Projects." Firms will be evaluated on these enumerated criteria only.

**D. CHANGES TO PREVIOUS ADDENDA:**

1. Not applicable.

**E. ATTACHMENTS:**

1. Not applicable.

***Refer all questions to NJSDA Procurement Staff. Any bidder attempting to contact government officials (elected or appointed), including NJSDA Board members, NJSDA Staff (except for Procurement), Selection Committee members, NJSDA Consultants, and School District officials for information relating to this project or in an effort to influence the selection process may be immediately disqualified.***

**End of Addendum No. 1**



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**Acknowledgement of Receipt of Addendum**

Consultant must acknowledge the receipt of the Addendum by signing in the space provided below and returning an electronic copy via email to Dave Kutch ([Dkutch@njsda.gov](mailto:Dkutch@njsda.gov)). Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made on the NJSDA Price Proposal Form. Please include a copy of this signed acknowledgement form in the Technical Proposal Submission.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

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